099.0	0007	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	667,800 / 667,800
					USE VALUE:	667,800 / 667,800
					ASSESSED:	667,800 / 667,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		YERXA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	24 EPPING STREET LLC
Owner 2:	
Owner 3:	
Street 1:	41 KATIE WAY
Street 2:	
Twn/City:	TEWKSBURY
St/Prov:	MA Cntry: Own Occ: N
Postal:	01876 Type:

PREVIOUS OWNER

Owner 1:	FANNING RICHARD C & MARY H -
Owner 2:	ESTATE -
Street 1:	67 N QUINSIGAMOND AVE
Twn/City:	SHREWSBURY
St/Prov:	MA Cntry:
Postal:	01545

NARRATIVE DESCRIPTION

This parcel contains .166 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Wood Shingle Exterior and 1344 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

Mary H Fanni

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7249.000	221,600		446,200	667,800
Total Card	0.166	221,600		446,200	667,800
Total Parcel	0.166	221,600		446,200	667,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 496.88 | /Parcel: 496.88

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 64799

GIS Ref

GIS Ref

Insp Date 11/20/18

!8056!

PREVIOUS ASSESSMENT

Parcel ID 099.0-0007-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	221,600	0	7,249.	446,200	667,800		Year end	12/23/2021
2021	101	FV	214,300	0	7,249.	446,200	660,500		Year End Roll	12/10/2020
2020	101	FV	214,300	0	7,249.	446,200	660,500	660,500	Year End Roll	12/18/2019
2019	101	FV	183,000	0	7,249.	452,600	635,600	635,600	Year End Roll	1/3/2019
2018	101	FV	183,000	0	7,249.	337,900	520,900	520,900	Year End Roll	12/20/2017
2017	101	FV	183,000	0	7,249.	306,000	489,000	489,000	Year End Roll	1/3/2017
2016	101	FV	183,000	0	7,249.	293,200	476,200	476,200	Year End	1/4/2016
2015	101	FV	171,800	0	7,249.	248,600	420,400	420,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:39:25

LAST REV

Date	Time
11/18/21	09:51:27
danam	

PAT ACCT. 8056

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FANNING RICHARD	78570-469	1	8/30/2021		850,000	No	No		Richard C Fanning dod 4/19/2019
LOMBARD LEON	9189-366		7/22/1958		15,500	No	No		

USER DEFINED

Prior Id # 1:	64799
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/21/2021	1497	New Buil	300,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2021	SQ Mailed	JO	Jenny O
7/13/2021	Mail Update	JO	Jenny O
11/20/2018	Meas/Inspect	CC	Chris C
12/10/2008	Meas/Inspect	163	PATRIOT
10/19/1999	Meas/Inspect	256	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7249		Sq. Ft.	Site		0	70.	0.88	5									446,229						446,200	

Total AC/HA:	0.16641	Total SF/SM:	7249	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	446,229	Spl Credit		Total:	446,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99247509
Adj $ / SQ:	147.383
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	321136
Depreciation:	99552
Depreciated Total:	221584

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

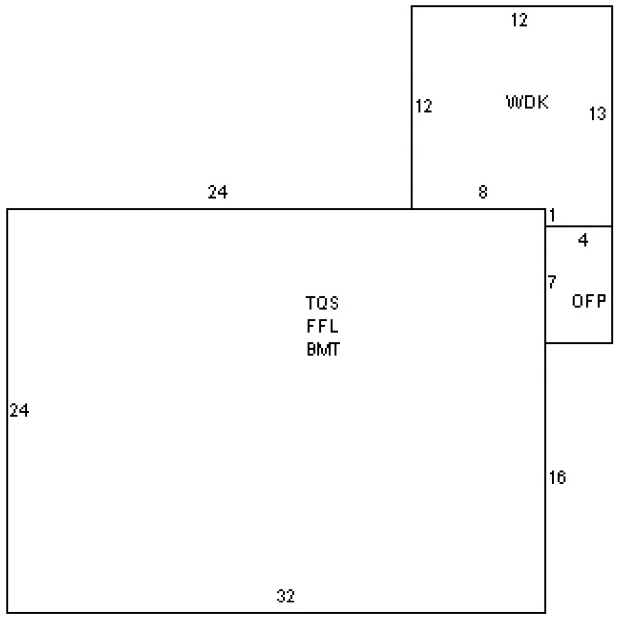
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	147.38
Special Features:	0	Val/Su Net:	96.85
Final Total:	221600	Val/Su SzAd	164.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	44.210	33,957
FFL	First Floor	768	147.380	113,190
TQS	3/4 Story	576	147.380	84,892
WDK	Deck	148	12.660	1,874
OFP	Open Porch	28	43.670	1,223
	Net Sketched Area:	2,288	Total:	235,136
Size Ad	1344	Gross Area	2480	FinArea 1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

099.0-0007-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc